

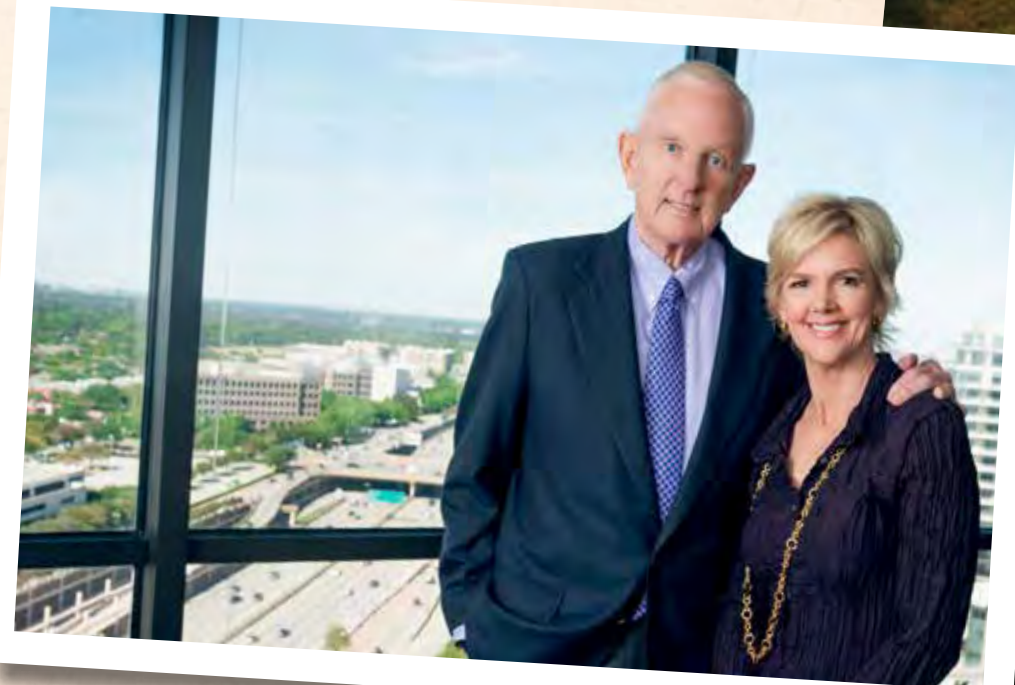
A real Texas ranch where thoroughbred horses were bred, raised, trained and shown.

Over the last 45 years, Cambridge Companies has developed over 40,000 homesites throughout the Dallas-Fort Worth area. When the opportunity presented itself to purchase Twin Eagles Farms from the Folsom family for our next master planned community - now called Mustang Lakes - we seized the opportunity. We believed we really had something special because this property is overflowing with natural beauty, lakes, rolling terrain, mature trees throughout the property - as well as the rich history of the land. It is simply as good as it gets.

We took the utmost care to create a master plan that respects the past while creating a wonderful place for new families to call home. The result is evident in thoughtful and meticulously planned details implemented throughout - from the preservation and relocation of dozens of large oak trees to the lakeside vistas and parks - and of course the conversion of the Folsom Ranch house into a one-of-a-kind amenity center unparalleled in North Texas.

We hope you and your family enjoy what you see and choose to make Mustang Lakes part of your family's legacy. We look forward to continuing this excellence in planning, development and selecting the finest builders to create a new future for you and your loved ones.

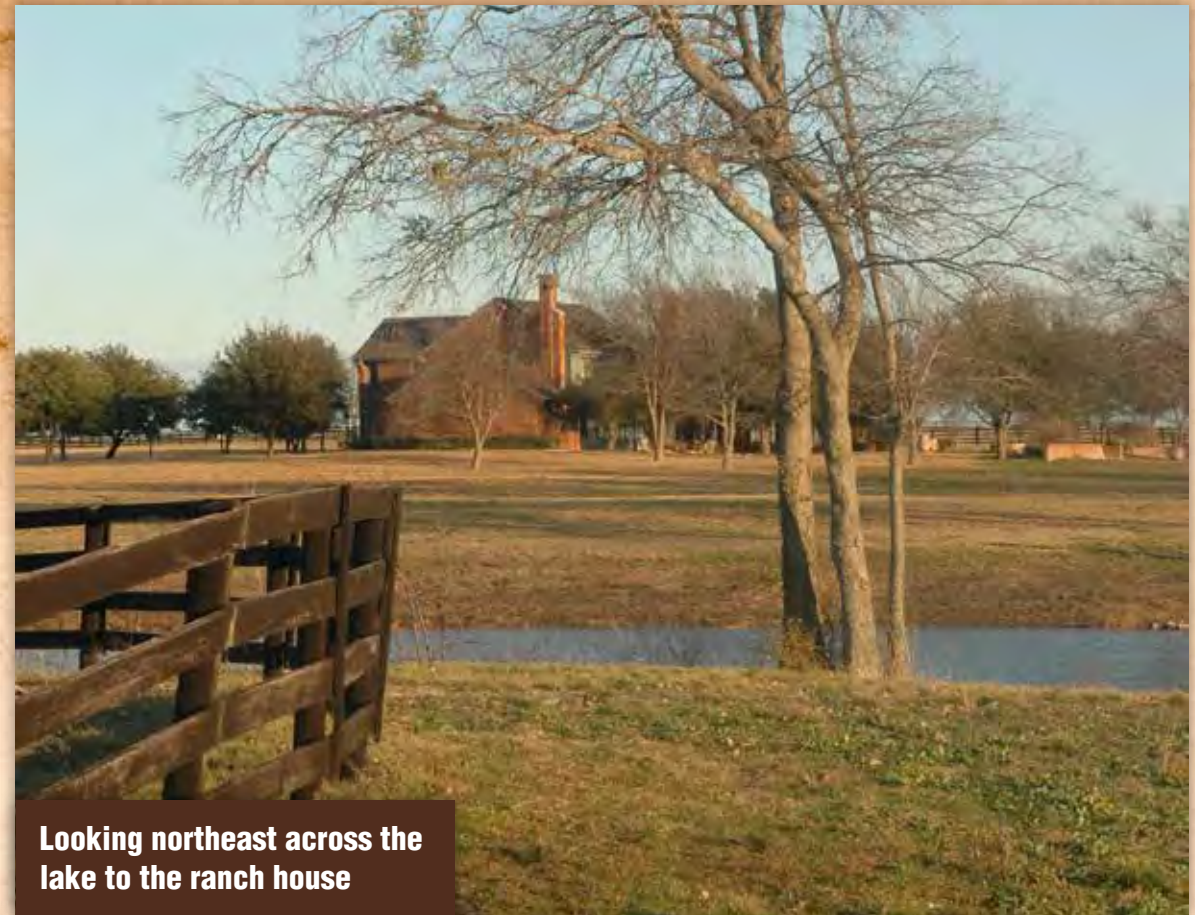
Chuck & Debbie Wilson
Cambridge Companies





**A real Texas ranch
where thoroughbred
horses were bred, raised,
trained and shown.**

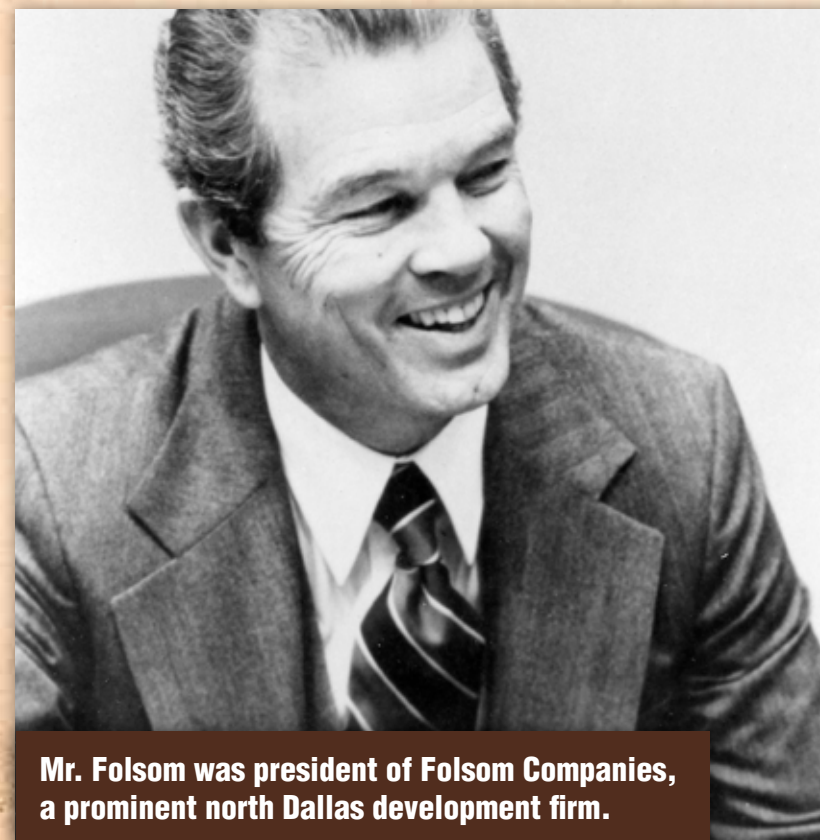
Before it became the award-winning
and premier master-planned community in
North Texas, **Mustang Lakes**
was known as Twin Eagles Farms, owned
by former Dallas Mayor
Bob Folsom.



Looking northeast across the
lake to the ranch house



Main entrance to Twin Eagles Farm. The Eagles were
preserved and relocated to the island at Mustang Lake.



Mr. Folsom was president of Folsom Companies,
a prominent north Dallas development firm.



Mr. Folsom played football for the
Naval Academy and later SMU. In all, he
played with three Heisman Trophy winners.

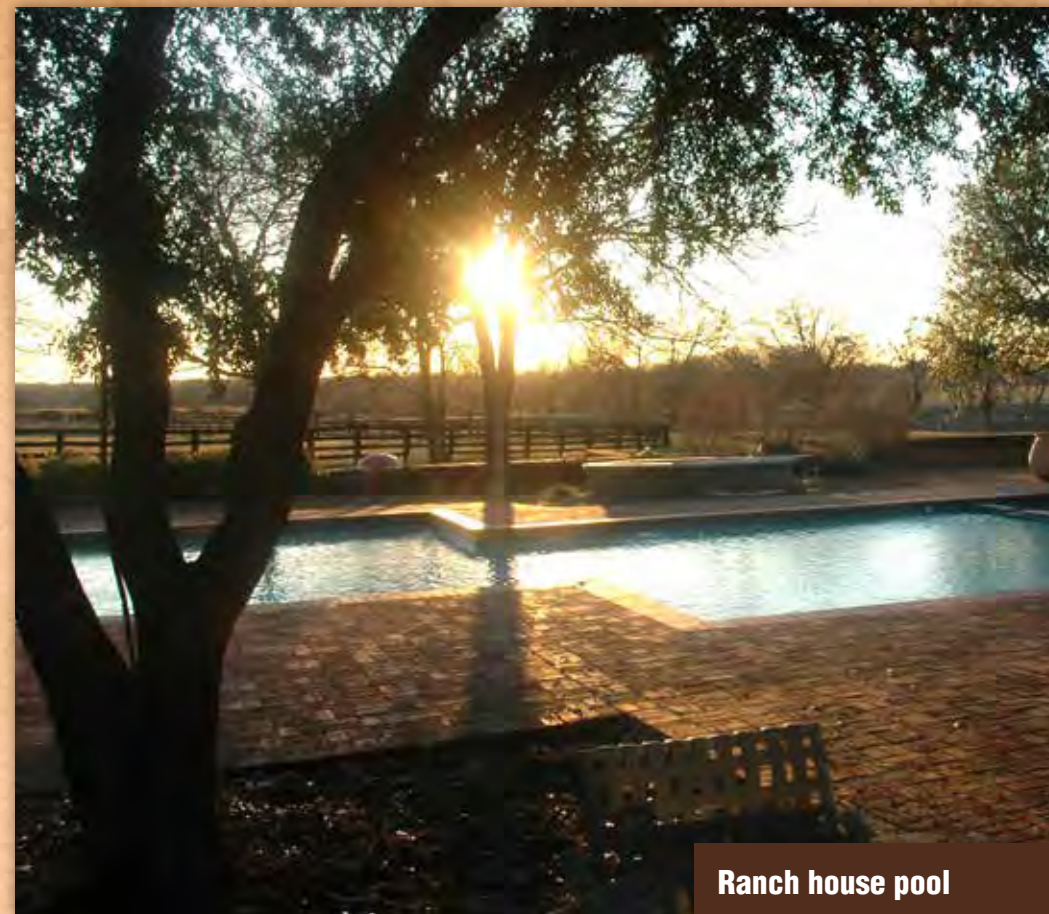




The front entry and circular drive to the original ranch house – now The Club at Mustang Lakes .



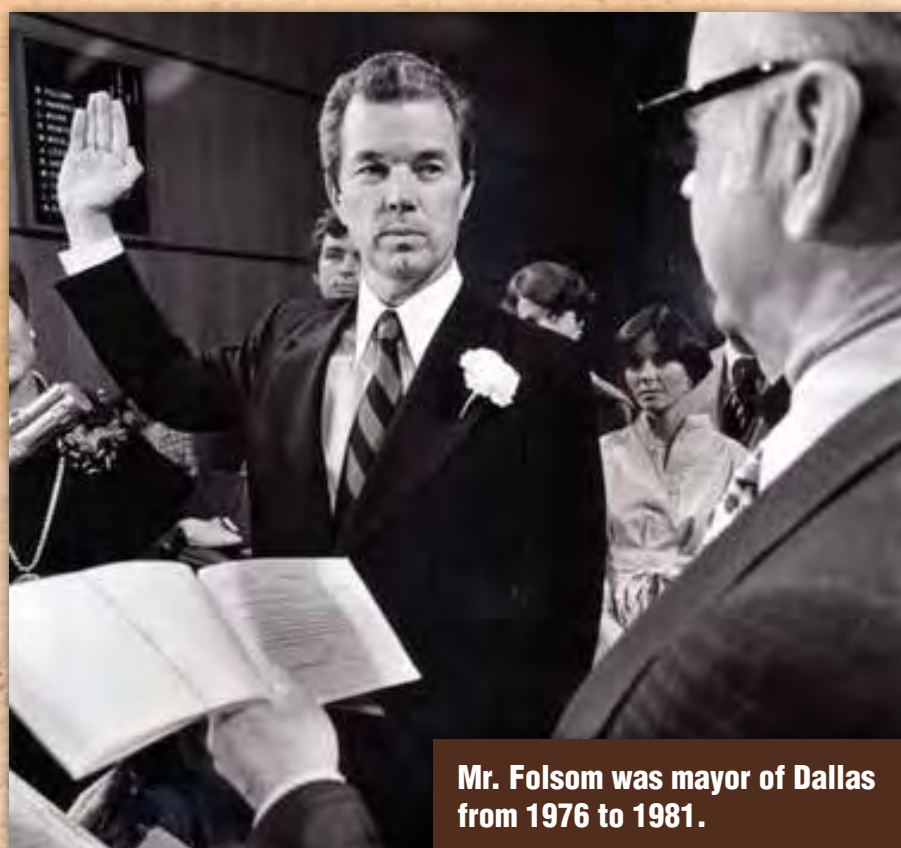
Looking northwest at multiple pastures, roads and loafing sheds of Twin Eagles Farms.



Ranch house pool



Ranch house veranda adjacent to pool



Mr. Folsom was mayor of Dallas from 1976 to 1981.

Mustang Lakes was developed with
a healthy respect for **the land**,
an eye towards **preservation**,
and the desire to capture the excitement
of its **horse racing** heritage.

A stylized illustration of a person in a red dress and a man in a blue suit standing on a grassy hill under a blue sky with white clouds. The person in the red dress is on the left, and the man in the blue suit is on the right. They are both looking towards the right. The background is a solid blue sky with white clouds. The ground is a green grassy hill. The overall style is simple and clean.

The Land

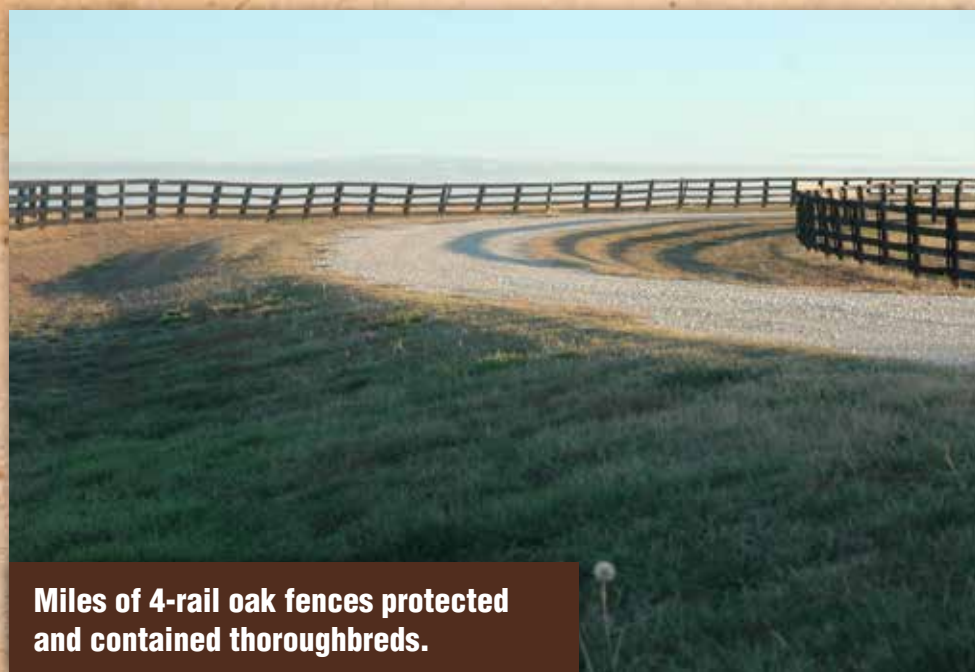


Original Twin Eagles Farms – 794 Acres

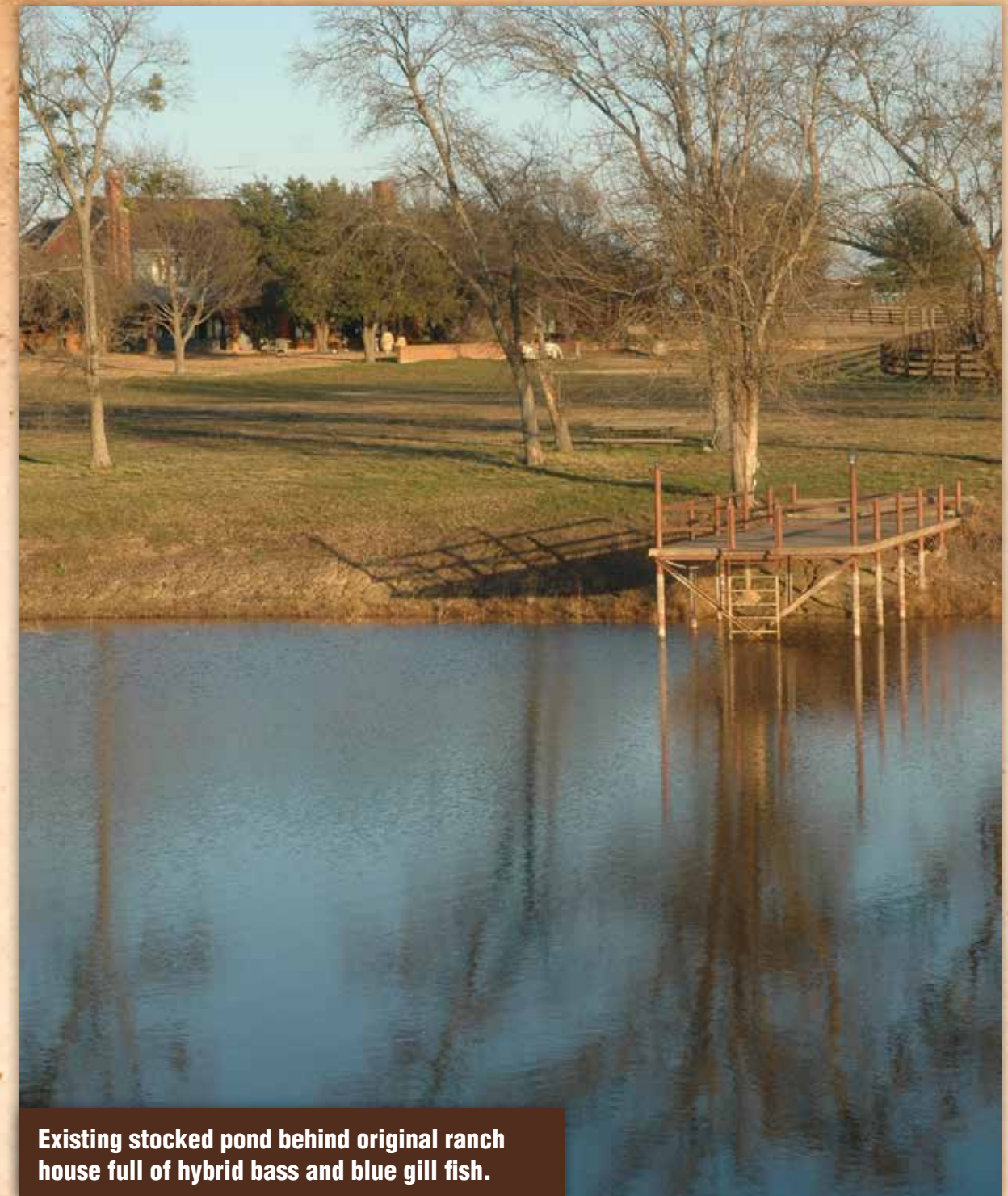
112 Acres Sold

Aerial View of Mustang Lakes - 1995

A beautiful setting of
rolling hills and natural
creeks, **lakes and ponds**,
under a canopy of old growth
oak trees and **elms** graced
by the old ranch house and a number of
barns and paddocks.



Miles of 4-rail oak fences protected
and contained thoroughbreds.

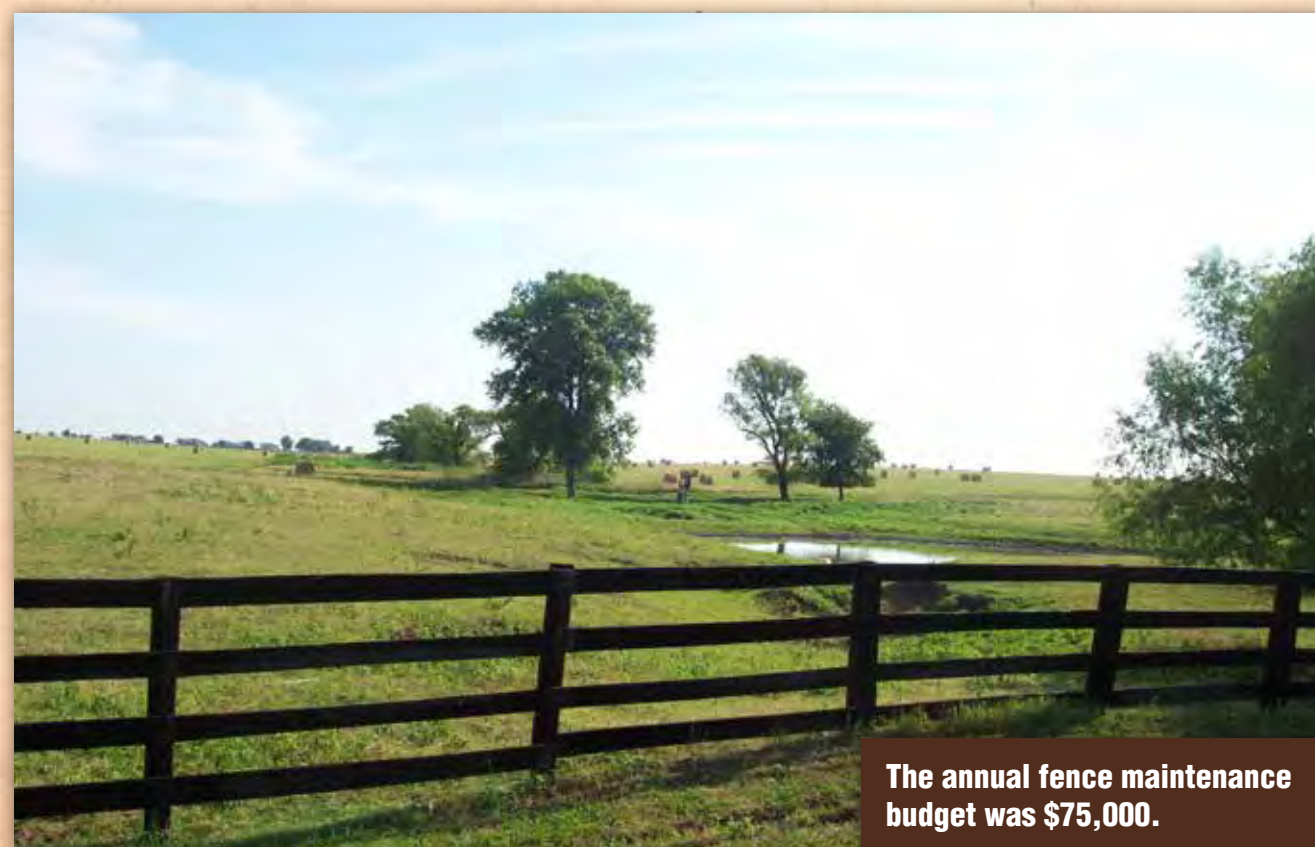


Existing stocked pond behind original ranch
house full of hybrid bass and blue gill fish.

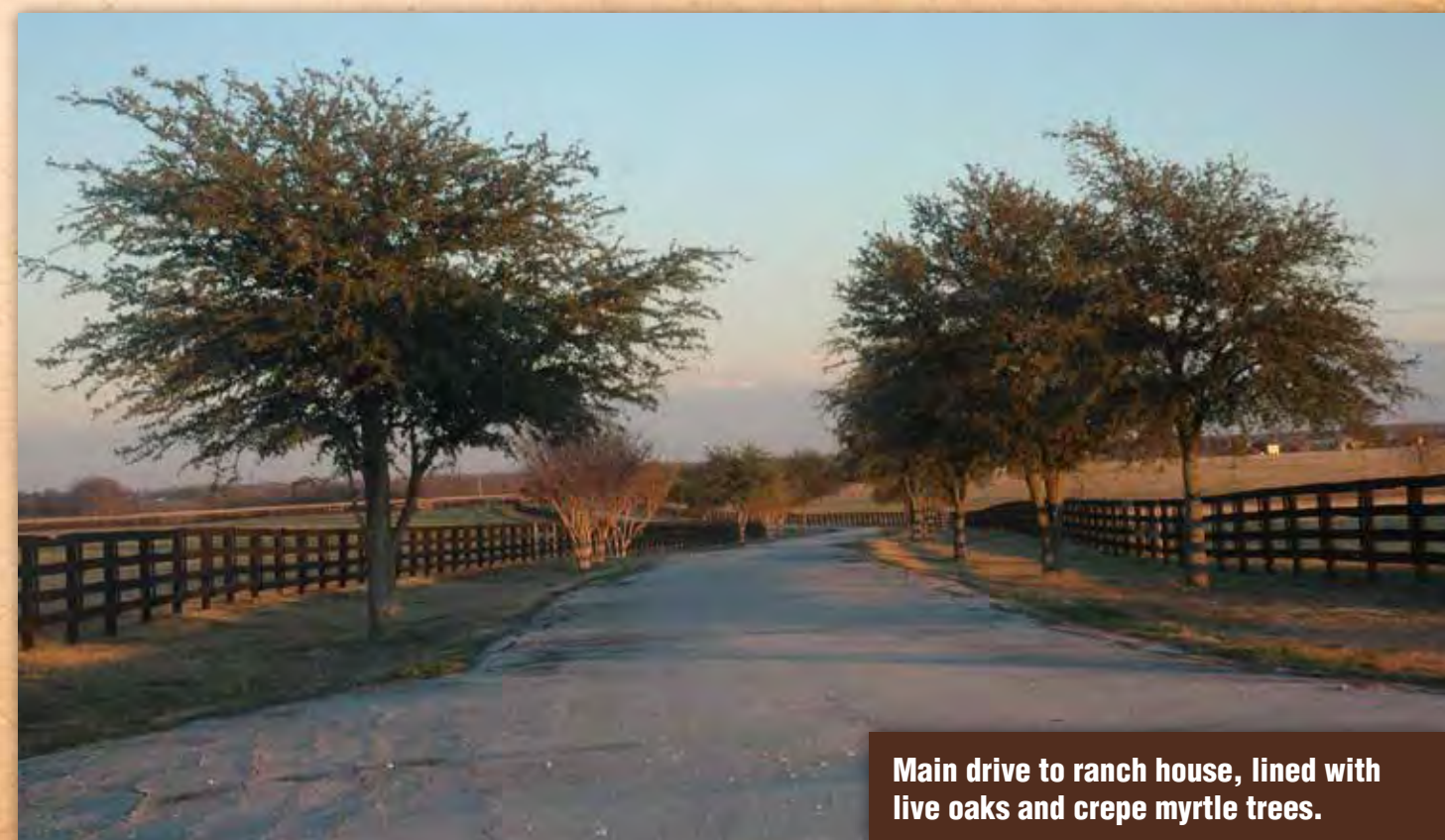




**Road connecting
pastures together.**



**The annual fence maintenance
budget was \$75,000.**



**Main drive to ranch house, lined with
live oaks and crepe myrtle trees.**



Images of barns, pastures and home of the ranch foreman.



A huge 1-acre under roof arena with stalls and pens was host to many horse shows.



Entrance to 1-acre riding arena.



The land was purchased by Mr. Folsom in the mid 1980's after the sale of his previous ranch, "La Cima" in McKinney, Texas. Twin Eagles was originally around **800 acres** and included the main ranch house, indoor and outdoor riding arenas, five barns and the ranch foreman's home.



Horse Racing



**Reluctant Guest – Twin Eagles
most winning race horse.**

Many **Twin Eagles** horses
won significant purses at races
all around the country, including
Reluctant Guest,
named Mare of the Year in 1989.



Casey's Romance at
Santa Anita - 1990



Apache Company at
Oaklawn Park - 1985



Neutral Player at
Louisiana Downs -1985

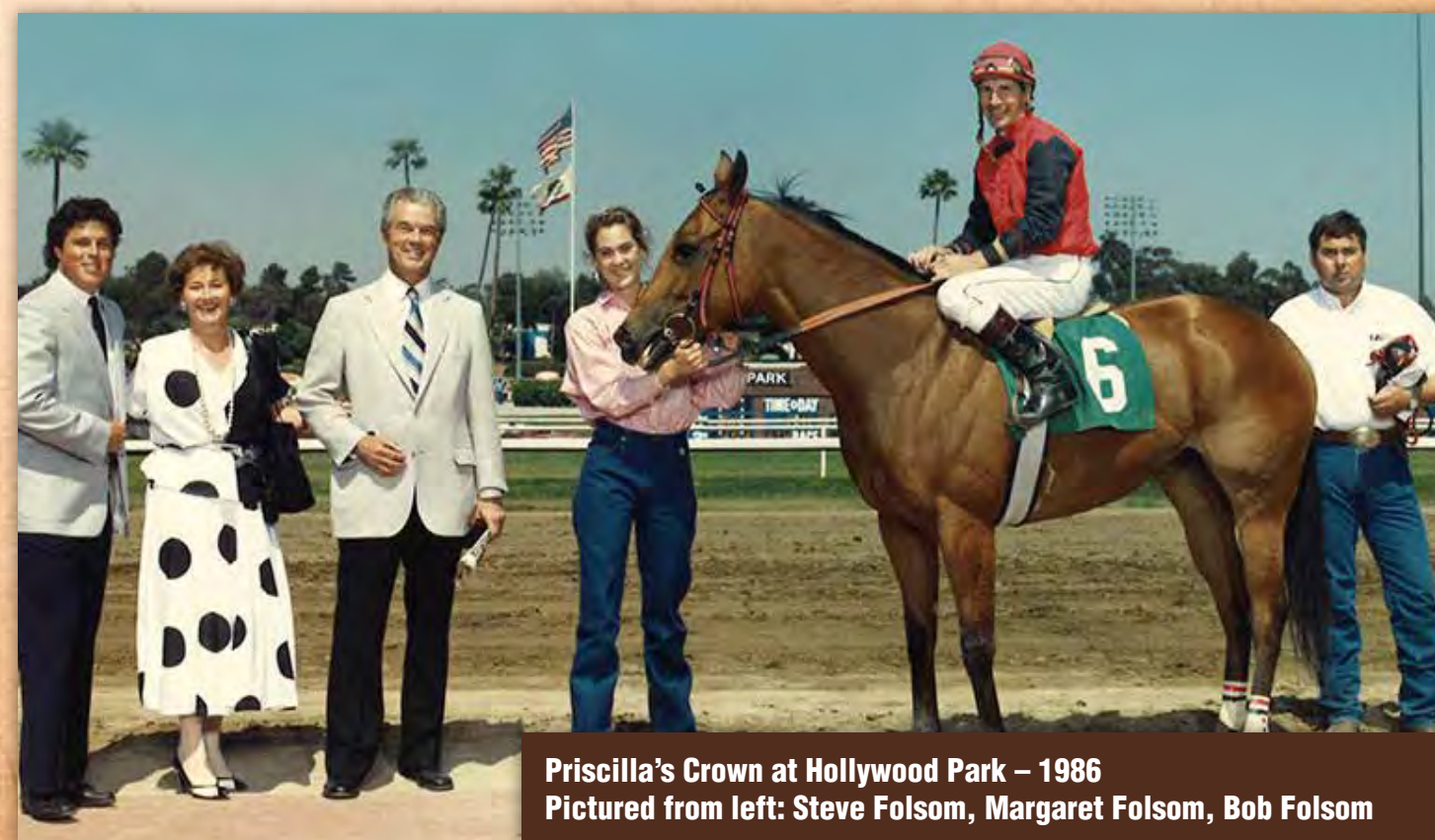




Thoroughbreds enjoying
Twin Eagles pastures



Scythe at Santa
Anita - 1985



Priscilla's Crown at Hollywood Park - 1986
Pictured from left: Steve Folsom, Margaret Folsom, Bob Folsom



J.O'Bryant's
 Iron Hawk 2nd
 Chocovic Park 3rd
 7 Furlongs-1:23 4/5
 Palm Lakes Estates South
Apache Company
 Hialeah
 Jacinto Vasquez up
 Trained By Owner
 Jan. 20, 1984
 Turfotos



Casey's Romance at
 Pacific Heights - 1992



BREEDERS AWARD



Presented to
ROBERT S. FOLSOM
for Stakes Winner
1996

GRAND CONTINENTAL

by the



Scythe at Santa Anita - 1985



In Excelsis at Louisiana Downs - 1986



Preservation



One of 34 live oaks that formerly lined the Twin Eagles ranch house entry drive were preserved and relocated throughout Mustang Lakes.



Each tree was wrapped with wire and burlap to protect and preserve the trees' root ball.



From the replanting of dozens of towering **oak trees**, to repurposing and remodeling the existing **ranch house**, the past is preserved at Mustang Lakes.



These trees weight between 45,000-75,000 pounds and had to be lifted with a crane.



The crane set the trees on a flatbed trailer which delivered them to their new home.



The trees were nurtured and cared for two years before they were transplanted.



The relocated trees ranged from 17-27 inches in diameter and the root ball up to 18 feet in diameter.



Cambridge Companies - the Mustang Lakes development team - saved and moved a number of large trees that graced the original ranch to a holding yard and cared for them for two years. Then they relocated 34 live oaks ranging from 17"-30" in diameter and weighing from 45,000-75,000 pounds throughout the community for all to enjoy. In addition, 34 crepe myrtle trees from the original ranch were also preserved and relocated them to the private island at The Club to create the stunning double crepe myrtle alley.



Connecting the past to the future is a meaningful and respectful way to honor the quality that was created here in the past. At Mustang Lakes, extreme care was taken to save the **precious history** of this site – providing a foundation for tomorrow and paving the way to the future.



The original ranch pool is now The Courtyard overlooking Mustang Lake



The original 8,000 square foot ranch house was remodeled into a 12,000 square foot amenity center – The Club at Mustang Lakes – including the addition of an outdoor living area and extensive fitness center.



The original ranch house was saved and repurposed into The Club at Mustang Lakes. As Mr. Folsom's weekend home, his family and friends enjoyed historical fireplaces and castle doors imported from Europe which were saved and reused. Virtually every brick was taken off the barns then reused. Their original lake was improved with a private island, stonework and fishing piers. A 2,500 sq. ft. fitness center and 800 sq. ft. outdoor living area was added and where the family's original pool was is now the tranquil courtyard.



These original ranch house doors were 4" thick and made from ponderosa pine. They are now pieces of art that flank the outdoor living area



This original living room cast stone fireplace was imported from Europe and was saved to grace the new Club at Mustang Lakes.



Original ranch
house before...



And after...





The exterior was totally renovated to capture elements of an upscale Kentucky horse farm, with a Texas twist.





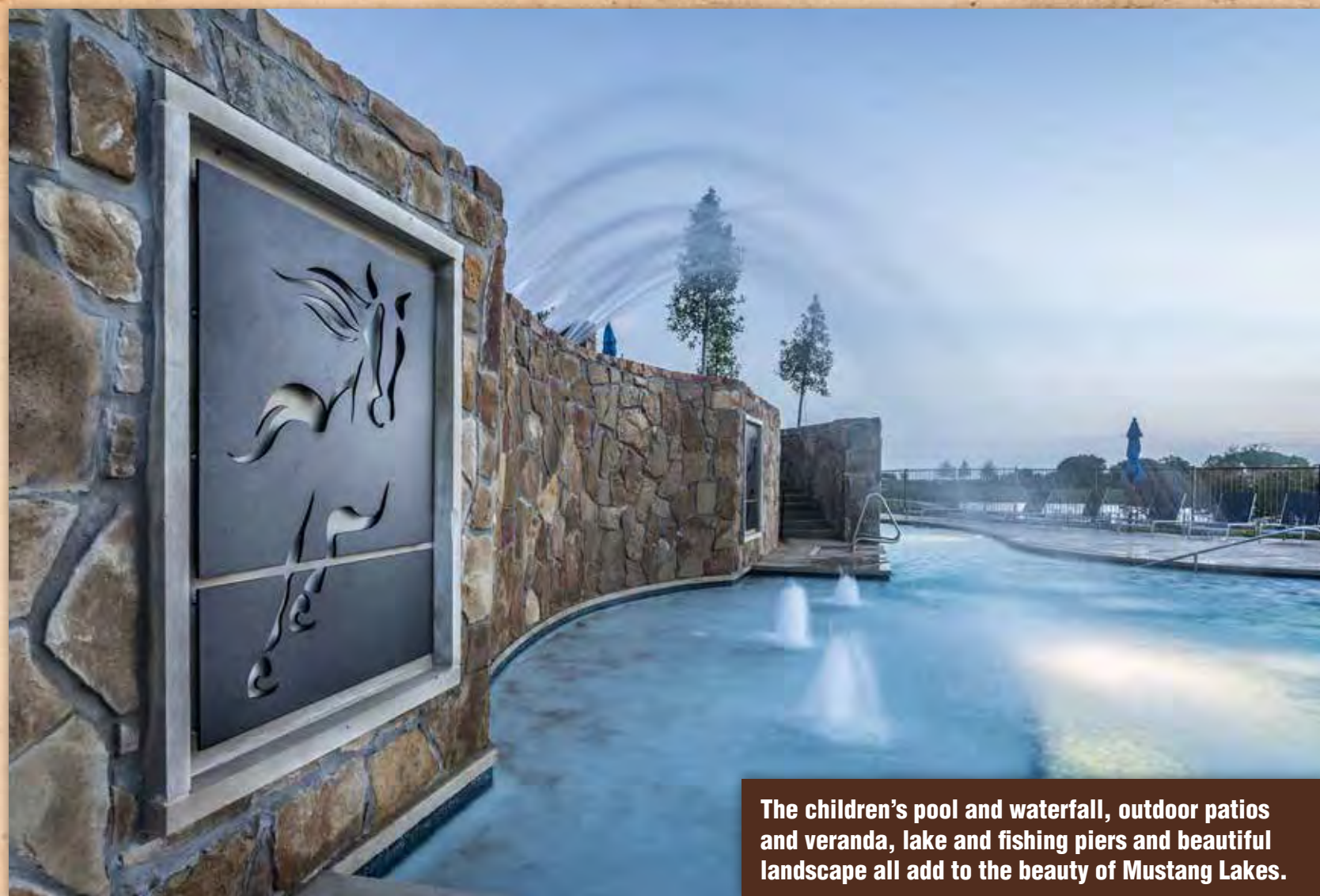
The Future



The prestigious blue granite entrance welcomes you home to Mustang Lakes.



There were 34 crepe myrtles that lined the entry to the ranch house. These were relocated to the private island along with the two twin eagle statues which were originally located at the main ranch entry.



The children's pool and waterfall, outdoor patios and veranda, lake and fishing piers and beautiful landscape all add to the beauty of Mustang Lakes.





A 2,500 square foot fitness center now overlooks the pools and lake.



Extensive outdoor living areas, patios and The Great Lawn provide additional enjoyment for residents.

**Mustang Lakes –
a community rich in history
and carefully planned for the
enjoyment of future generations
for years to come.**





Mustang Lake's private island is the perfect spot for stunning Texas sunsets.

